



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: 5/1/12
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department: Planning and Development
Director: Glenn Russell, Ph.D., Director, 568-2085
Contact Info: Doug Anthony, Deputy Director, 568-2046
Development Review Division – North County
**SUBJECT: Tompkins New Agricultural Preserve Contract, Santa Maria area, Fourth
Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

- A. Approve the creation of one new prime Agricultural Preserve (Case No. 11AGP-00000-00024) on a single 148.41-acre parcel (Assessor Parcel Numbers (APNs) 129-120-029, -040, -041, and -042) located approximately ½ mile northeast of the intersection of Telephone Road and Clark Avenue, known as 2617 Clark Avenue, Santa Maria area as follows:
1. Determine the project is exempt from CEQA pursuant to Section 15317 included as Attachment 1 of this Board Letter, dated May 1, 2012;
 2. Execute the attached contract, included as Attachment 2 of this Board Letter, creating Agricultural Preserve, 11AGP-00000-00024; and,
 3. Adopt a resolution, included as Attachment 3 of this Board Letter, creating Agricultural Preserve, 11AGP-00000-00024.

Summary Text:

The proposed new Tompkins Agricultural Preserve contract (11AGP-00000-00024) would be a prime preserve consisting of one, 148.41-acre legal parcel (consisting of four APNs 129-120-029, -040, -041, and -042), located approximately ½ mile northeast of the intersection of Telephone Road and Clark Avenue, known as 2617 Clark Avenue, Santa Maria area, Fourth Supervisorial District. The parcel is planted with 122.83-acres of snap peas, lettuce, and broccoli and 25.58-acres which includes a Greka Office, well site and ranch roads. No additional structural development is located onsite. The parcel is currently zoned AG-II-40 under the Land Use and Development Code. On February 3, 2012 the Agricultural Preserve Advisory Committee reviewed 11AGP-00000-00024 and determined the creation of an agricultural preserve is consistent with the Uniform Rules.

Background:

Government Code §51200 (known as the California Land Conservation Act of 1965 or the Williamson Act) provides that local jurisdictions may establish an agricultural preserve program having the goal of retaining land in an agricultural use. The County of Santa Barbara has adopted such a program, which is codified under the Uniform Rules for Agricultural Preserves and Farmland Security Zones. Both the County's Uniform Rules and the Government Code provide that agricultural-preserve contracts between the County and landowners are voluntary. Therefore, there are no state mandates associated with this program.

Fiscal and Facilities Impacts:

Budgeted: Yes

There are no fees associated with creation of agricultural-preserve contracts for applications accepted prior to May 5, 2012. The total estimated cost to process this agricultural preserve contract is approximately \$2,768.00, and is budgeted in the Permitting and Compliance Program of the Development Review North Division, as shown on page D-316 of the adopted 2011/2012 fiscal year budget.

Special Instructions:

Clerk of the Board shall distribute copies of the recorded contract (with legal description and vicinity map) and Minute Order, as follows:

- David Villalobos, Planning and Development Department, Hearing Support
- Florence Trotter-Cadena, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owner: 2617 Clark Ave LLC, 684 Higuera Street, Suite B, San Luis Obispo CA 93401

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation. The Clerk of the Board shall mail a notice to property owners within 300 feet of the project, including the real property owners, project applicant, and agencies expected to provide essential services shall be done at least 10 days prior to the hearing (Government Code Section 65091).

Attachments:

1. CEQA Exemption for Agricultural Preserve
2. Agricultural Preserve Contract
3. Resolution Creating Agricultural Preserve
4. Legal Description and Map
5. Vicinity Map

Authored by:

Florence Trotter-Cadena, Senior Planner
Development Review North, Planning and Development Department